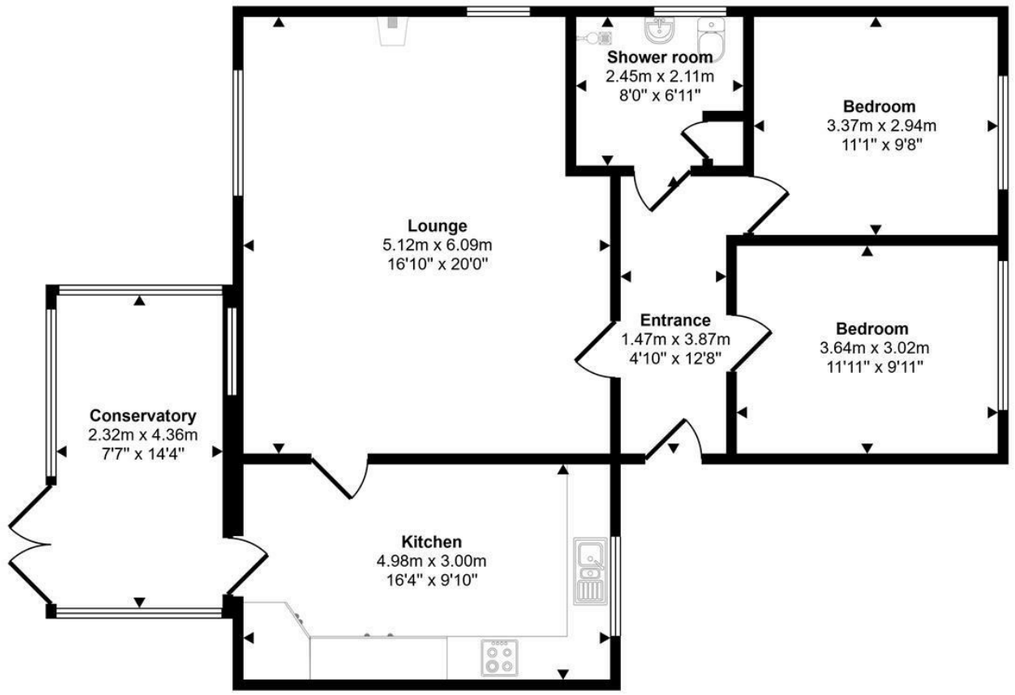
Approx Gross Internal Area
91 sq m / 984 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: C
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/06/26 DRAFTCFP

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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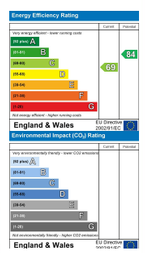
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

19 Parc Mansant, Pontyates, Llanelli, SA15 5TA

- SEMI-DETACHED BUNGALOW
- CONSERVATORY
- REAR GARDEN
- BEAUTIFULLY PRESENTED
- HEATING-GAS
- TWO BEDROOMS
- OFF-ROAD PARKING
- COUNTRYSIDE VIEWS
- LOCATED IN THE VILLAGE OF PONTYATES, APPROXIMATELY A 20 MINUTE DRIVE TO LLANELLI AND CARMARTHEN
- EPC-C



£240,000

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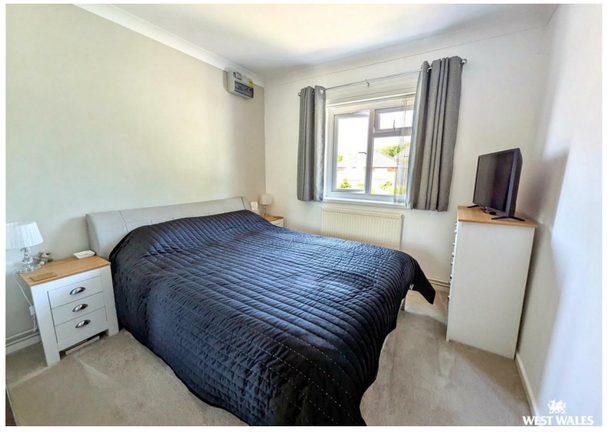
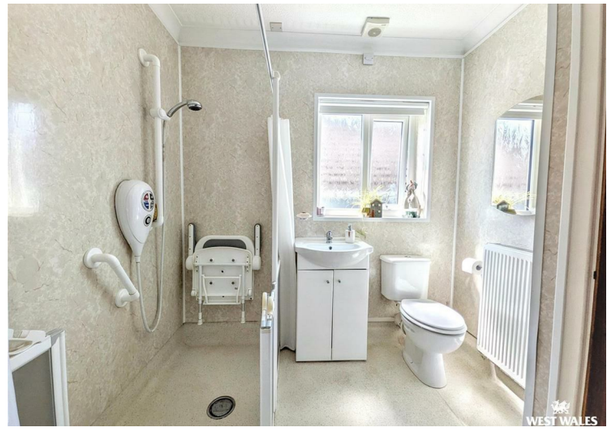
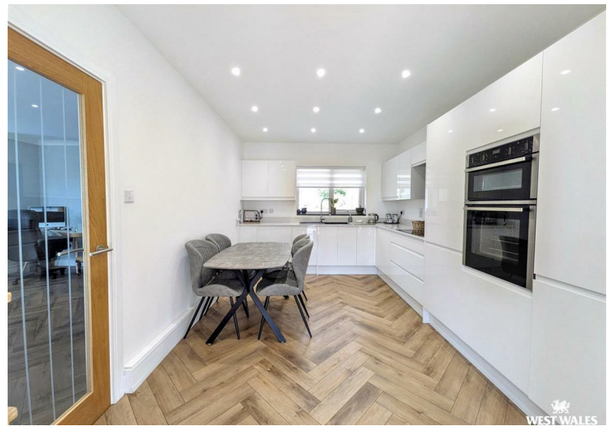
The Agent that goes the Extra Mile





Charming Two-Bedroom Semi-Detached Bungalow with Countryside Views
Situated in the popular village of Pontyates, this beautifully presented two-bedroom semi-detached bungalow offers comfortable and well-maintained accommodation throughout. The property benefits from a bright and welcoming conservatory, providing additional living space and the perfect place to relax while enjoying views over the rear garden and surrounding countryside.
Externally, the home offers the convenience of off-road parking together with a pleasant rear garden, ideal for outdoor entertaining or simply enjoying the peaceful setting. Combining village living with excellent accessibility, the property is conveniently located approximately 20 minutes from both Llanelli and Carmarthen, making it an excellent choice for those seeking a balance of rural charm and everyday convenience.
Viewing is highly recommended to fully appreciate all that this delightful home has to offer.



DIRECTIONS

From our offices on Dark Gate in Carmarthen, head along Lammas Street.Turn left onto Morfa Lane, then at the first roundabout take the second exit onto the A4242. At the next roundabout, take the first exit onto the A40. Continue to Pensarn Roundabout and take the third exit onto the A484. Stay on the A484 through the next several roundabouts, following signs towards Pontyates. After approximately 4 miles, turn left onto the B4309 and continue for about 5 miles into Pontyates. Turn left into Parc Mansant, then immediately keep left to stay on Parc Mansant. Your destination will be on the right-hand side. What3words: ///fortunate.regularly.plotted

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.